

PARCEL #8
DD 21824-01-01



MINIMUM BID: \$ TBD

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY JUNE 27, 2007

DESCRIPTION:

LOCATION: Sweetwater Way, Lemon Grove
SIZE: 71,001sf
SHAPE: Irregular
TOPOGRAPHY: Sloped
ZONING: Residential
UTILITIES: All available
ACCESS: Street
IMPROVEMENTS: N/A
FINANCING: None
CONTACT AGENT: Rachael Mello rachael_mello@dot.ca.gov or (619) 688-3179

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Assessors parcel line are approximate and are for reference only

DD21824-01-01

This is not a Survey Product.
Portions of this Map contain geographic information copyrighted by SanGIS. All rights reserved. Imagery is from AirPhoto USA, acquisition date 2006.



Exhibit "A"

Those portions of Lot 71 of Lemon Grove Park, in the City of Lemon Grove, County of San Diego, State of California, according to Map thereof No. 1303, filed in the office of the County Recorder of San Diego County, January 17, 1911 as conveyed to the State of California in grant deeds recorded October 18, 1991 as Document No. 1991-0539307 and on December 10, 1993 as Document No. 1993-0830289 and January 6, 1994 as Document No. 1994-0011304 and on May 22, 1998 as Document No. 1998-0305828, all on file in said office of the Recorder, lying Southwesterly of the following described line:

BEGINNING at a lead and tag stamped "L.S. 4813" set in a concrete driveway at the Northeasterly corner of PARCEL-1 according to Parcel Map No. 16880, recorded June 23, 1992 in said office of the Recorder, said point also being on the Southwesterly right of way line of Sweetwater Way, according to Road Survey No. 357 on file in the office of the County Surveyor of said County, said point bears N.47°16'14"E., 246.54 feet (N.46°34'27"E., 248.91 feet per said Parcel Map No. 16880) along the Southeasterly line of PARCEL-2 of said Parcel Map No. 16880 and said PARCEL-1 from a three quarter inch iron pipe with tag stamped "L.S. 4813" set at the Southwesterly corner of said PARCEL-2; thence (1) retracing along said line S.47°16'14"W., 2.43 feet; thence (2) continuing along said line S.46°28'58"E., 37.21 feet to the beginning of a 17.92 foot radius curve to the right; thence (3) continuing along said line and Southerly along said curve 23.02 feet, through a central angle 73°36'17" to the beginning of a 47.57 foot reverse curve; thence (4) continuing along said line and Southeasterly and Northeasterly along said curve 159.67 feet, through a central angle of 192°19'26" to a point of cusp and a lead and tag stamped "CALDOT" set in concrete, said point also being on the Southwesterly right of way line 11-SD-125, according to Record of Survey Map No. 19150 filed February 3, 2006 in said office of the Recorder; thence (5) continuing along said line S.33°30'54"E., 135.54 feet to a one inch iron pipe with tag stamped "CALDOT"; thence (6) continuing along said line S.31°30'04"E., 73.78 feet to the Southeasterly line of said Lot 71 and the POINT OF TERMINUS.

Together with underlying fee interest, if any, appurtenant to the above described property in and to the adjoining Sweetwater Way.

Containing 71,001 square feet, more or less.

Subject to special assessments if any, restrictions, reservations, and easements of record.

There shall be no abutters rights, including rights of access appurtenant to the above described real property in and to the adjacent State Highway.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6. Multiply all distances used in the above descriptions by 1.000025 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Horace M. Taynton

Date FEB. 26, 2007

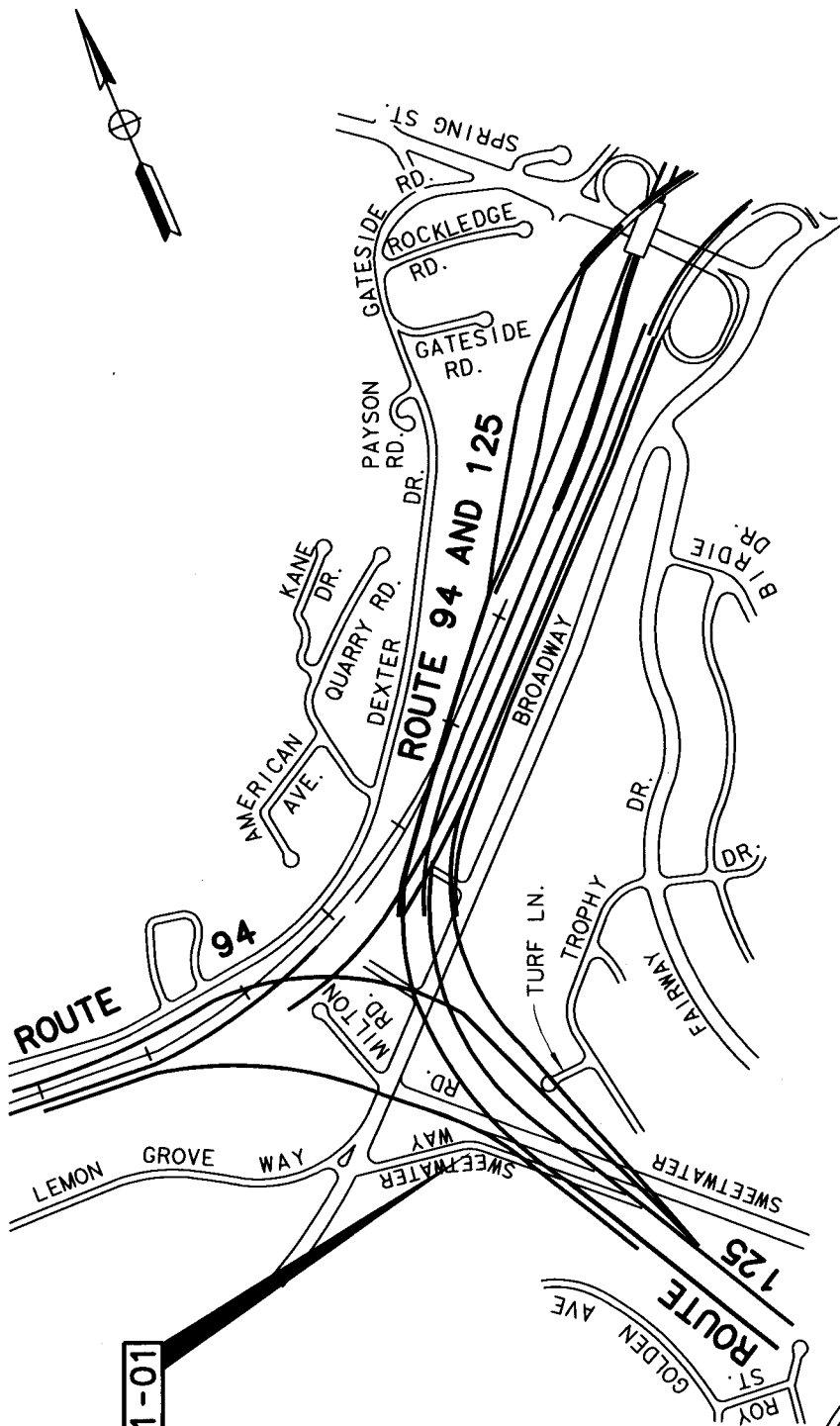
AU F.W.

CK R.H.



CITY OF LEMON GROVE

DD21824-01-01



KEY MAP

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD21824-01-01

RIGHT OF WAY
MAP NO. POR. 53530K

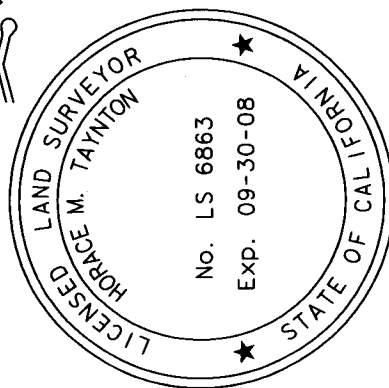
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.2	NONE

SHEET 1 OF 2

This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors Act.

Signature *Horace M. Taynton*

Date *Feb. 26, 2007*

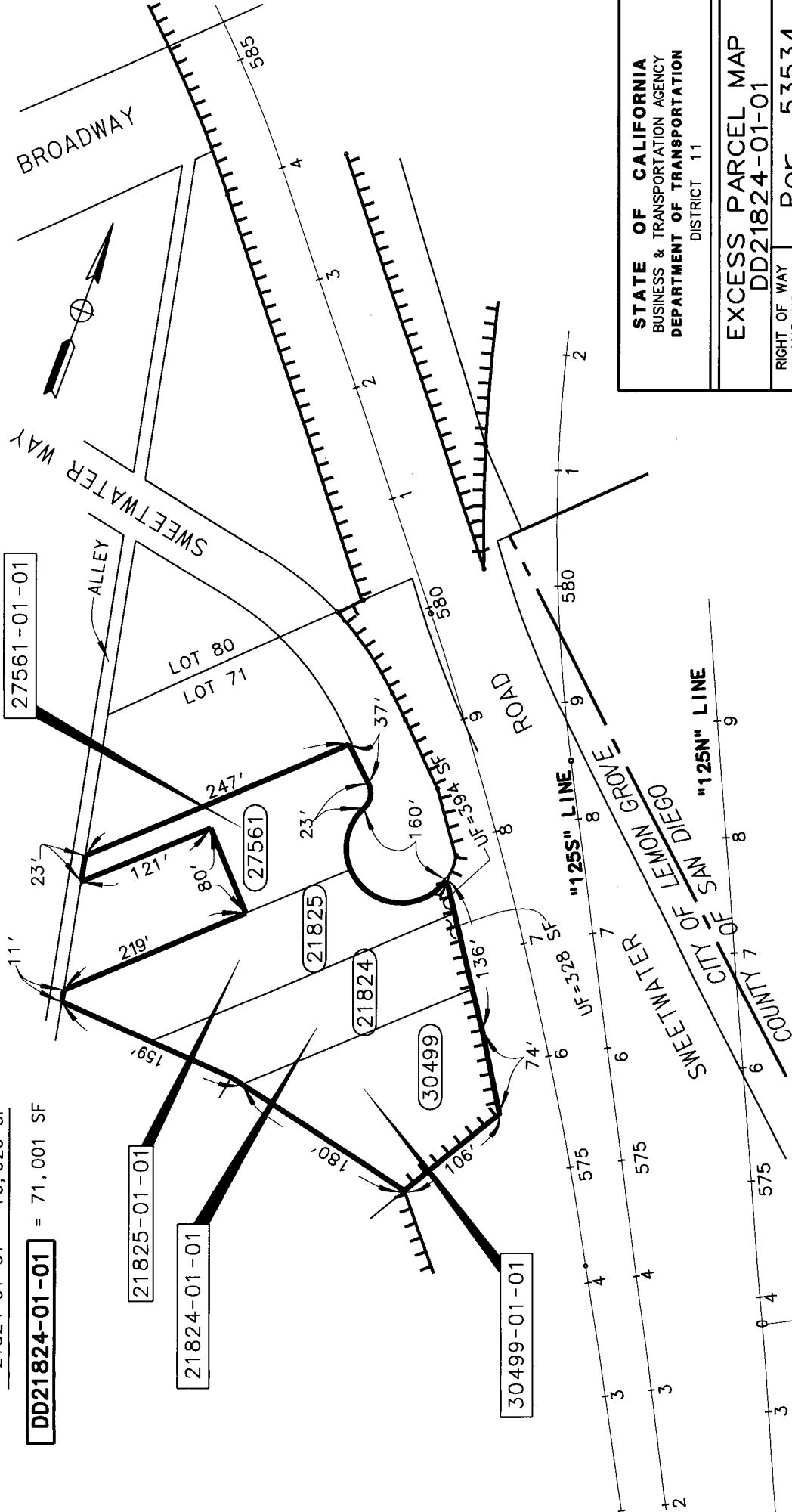


CITY OF LEMON GROVE PARK

MAP 1303

UNDERLYING FEE = 722 SF
 30499-01-01 = 20,524 SF
 27561-01-01 = 14,621 SF
 21825-01-01 = 19,114 SF
 21824-01-01 = 16,020 SF

DD21824-01-01 = 71,001 SF



STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 11

EXCESS PARCEL MAP
 DD21824-01-01

RIGHT OF WAY
 MAP NO. Por. 53534

COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.2	NONE

SHEET 2 OF 2

P.M. 14.2